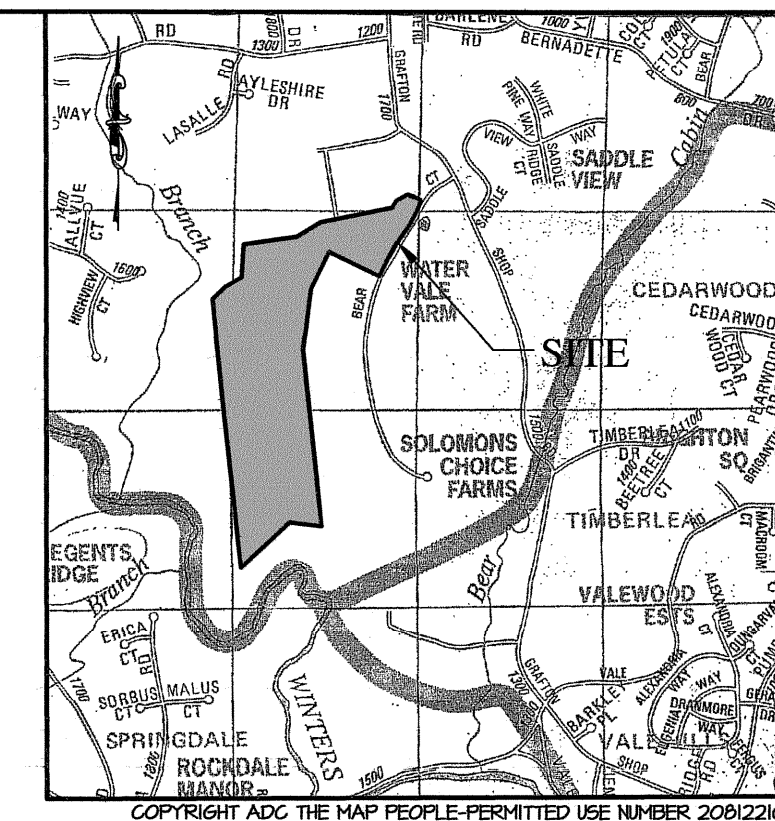
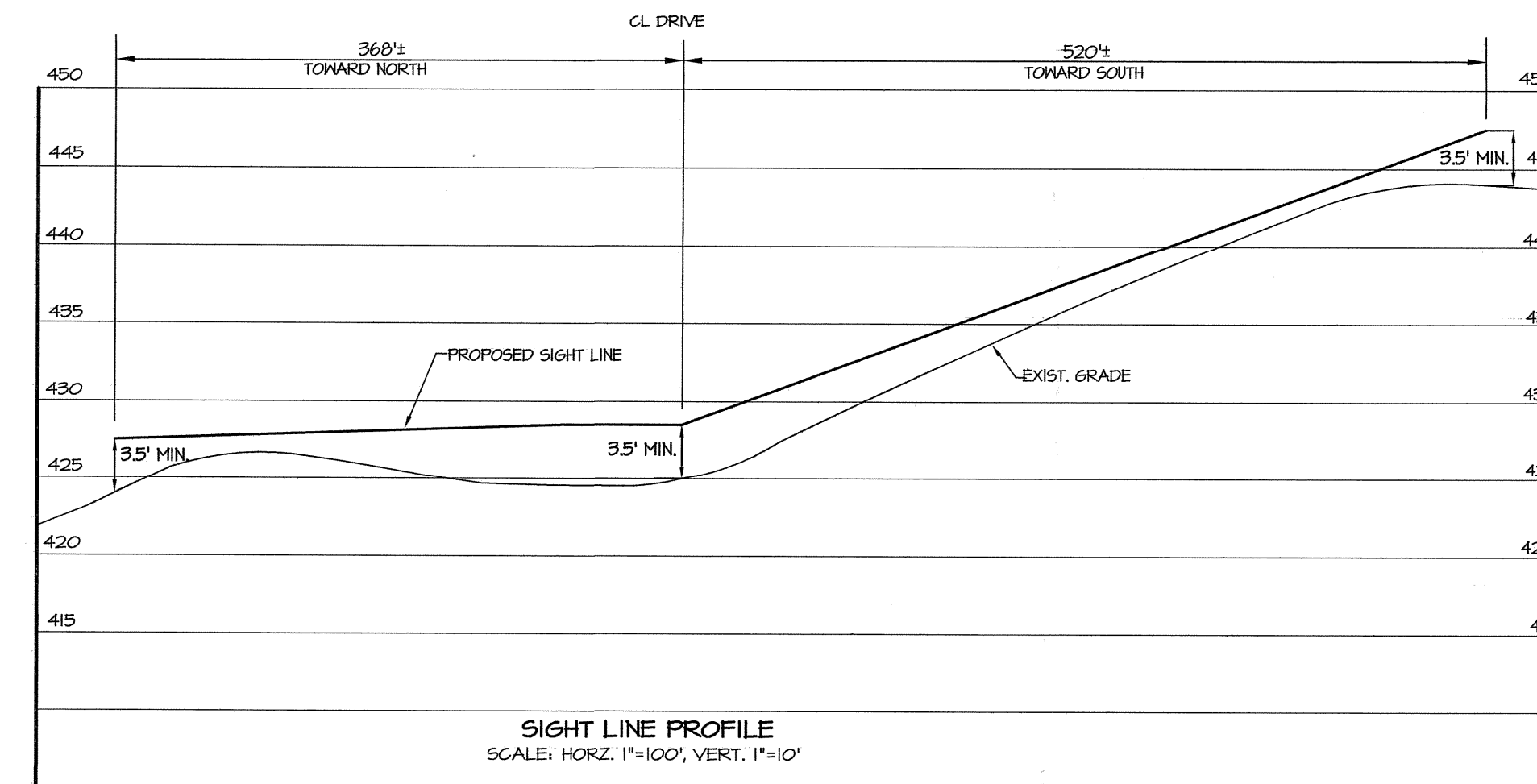


EXISTING
GRAFTON SHOP ROAD

NORTH PER PLAT# J.J.R. 116-27

SUPERSEDES NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE PREVIOUSLY RECORDED PLAT# J.J.R. 116-26, TITLED, "REVISED FINAL PLAT EIGHT, LOT 35, WATER VALE FARM" AND RECORDED PLAT# J.J.R. 116-27, TITLED, "REVISED FINAL PLAT SEVEN, LOT 35, WATER VALE FARM," INASMUCH AS THE FURTHER SUBDIVISION OF EXISTING LOT 35 TO CREATE LOTS 1 THROUGH 25 AND THE SUBSEQUENT ELIMINATION OF LOT 35 AS SHOWN HEREON.



LOCATION MAP

SCALE: 1" = 2000'

BEAR HOLLOW COURT

POSTED SPEED 25 M.P.H.

AREA TABLE

LOT 1:	3,934 AC.±
LOT 2:	1,673 AC.±
LOT 3:	1,541 AC.±
LOT 4:	1,486 AC.±
LOT 5:	1,818 AC.±
LOT 6:	2,713 AC.±
LOT 7:	1,582 AC.±
LOT 8:	1,401 AC.±
SWM AREA #1:	1,454 AC.±
LOT 9:	2,142 AC.±
LOT 10:	1,730 AC.±
LOT 11:	1,536 AC.±
LOT 12:	1,431 AC.±
LOT 13:	1,448 AC.±
SWM AREA #2:	0.912 AC.±
LOT 14:	1,466 AC.±
LOT 15:	1,654 AC.±
LOT 16:	1,451 AC.±
LOT 17:	1,534 AC.±
LOT 18:	1,524 AC.±
LOT 19:	1,704 AC.±
LOT 20:	1,642 AC.±
LOT 21:	1,794 AC.±
LOT 22:	3,167 AC.±
LOT 23:	20,454 AC.±
LOT 24:	5,586 AC.±
LOT 25:	30.31 AC.±
ROAD R/W:	3,441 AC.±

TOTAL: 103,310 AC.±

SUBDIVISION DATA

1. TOTAL PARCEL AREA: 103,310 AC.±
2. TOTAL ENCLOSED AREA: 103,310 AC.±
3. TOTAL ROAD RIGHT-OF-WAY AREA: 3,441 AC.±
4. TOTAL LOT AREA: 91,513 AC.±
5. LOTS CREATED AFTER 2-8-77
6. TAX MAP, #40 PARCEL: #435 - LOT #35
7. DEED REFERENCE: C.G.H. 415/132
8. #0000 INDICATES HOUSE NUMBER.
9. (23) INDICATES LOT NUMBER
10. NUMBER OF LOTS: 25 (24 NEW AND 1 EXISTING BUILDING LOT)
11. PRESENT ZONING: RR/AG
12. PROPOSED USAGE: RESIDENTIAL
13. THE 24 NEW LOTS WILL BE CREATED BY THE TRANSFER OF DEVELOPMENT RIGHTS TO SUPPORT THIS SUBDIVISION. THE TRANSFER OF RIGHTS WILL BE FROM AN ELIGIBLE SENDING PARCEL.
14. RR ZONED ACREAGE: 14 AC.±
- AG ZONED ACREAGE: 24 AC.±
- RR ZONED MAXIMUM DENSITY: 1 LOT PER 2 ACRES= 31 LOTS
- RR ZONED PROPOSED DENSITY: 24 LOTS
- AG ZONED MAXIMUM DENSITY: 1 LOT
- AG ZONED PROPOSED DENSITY: 1 LOT

NOTES

DENOTES THE 20,000/10,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HANFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.

THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.

THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HANFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE

THIS PLAT IS SUBJECT TO REVISIONS.

THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORMWATER MANAGEMENT OR THE MOST RECENT MANUAL, IF STORMWATER MANAGEMENT IS NOT APPROVED BY MAY 4, 2010.

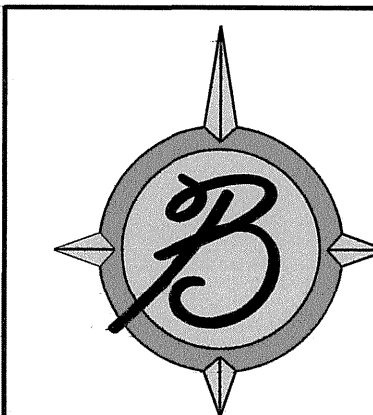
FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN UNSHADED ZONE X AND ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL #24025C0142 D, DATED 1-1-00 OF HANFORD COUNTY, MARYLAND (UNINCORPORATED AREAS) PANEL 142 OF 375. AE ZONE IS AREA OF 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. UNSHADED ZONE X IS AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD. "FLOOD AREAS OF THE COUNTY MAY BE SUBJECT TO PERIODIC FLOODING. IMPROVEMENTS OF ALL TYPES ON PROPERTY ON WHICH FLOOD PLAINS AREA LOCATED MUST BE IN ACCORDANCE WITH CHAPTER 131 OF THE HANFORD COUNTY CODE, AS AMENDED, AND APPLICABLE REGULATIONS."

THESE LOTS ARE SUBJECT TO CHAPTER 131 OF THE HANFORD COUNTY CODE, THE FLOOD PLAIN ORDINANCE. ELEVATION CERTIFICATES SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

OWNER

MICHAEL A. EULER
1814 ANGLESIDE RD.
FALLSTON, MARYLAND
21047-1741



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SCALE: 1"=200'	DATE: 11/04/09
JOB NO.: 06044	DRAWN / DESIGN BY: DMD/ME
SHEET: 1 of 1	CHECKED BY: ME



PRELIMINARY

NOV 04 2009

SERIES I- DAC PLAN

PRINT DATE

DEER HOLLOW
(FORMERLY LOT #35
WATER VALE FARM)

THIRD ELECTION DISTRICT

HANFORD COUNTY, MARYLAND

LEGEND

- - - - - : DENOTES SOILS LINE
- - - - - 346 - - - : DENOTES EXISTING CONTOURS
- F.R.A. - - - : DENOTES PROPOSED/EXISTING FOREST RETENTION AREA.
- [Hatched Box] : DENOTES PROPOSED CLEARING
- [Dotted Box] : DENOTES ADJOINING SEPTIC AREA.
- [Circle with 'X'] : DENOTES ADJOINING EXISTING WELL.
- [Circle with 'P'] : DENOTES PROPOSED WELL.
- [Envelope Icon] : DENOTES PROPOSED DWELLING.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HANFORD COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.